

005064

We, PHILIPPE F. HEBERT and PATRICIA HEBERT, husband and wife, of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to GEORGE E. RODERIGUE and JEANNETTE RODERIGUE, of Augusta Road, Winslow, Maine 04901, with warranty covenants as joint tenants, the land in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with building thereon, situated in Waterville, County of Kennebec, State of Maine, more particularly bounded and described as follows, to wit:

Unit 3, second floor left, of the building known as 111 Drummond Avenue, Waterville, Maine, consisting of a living room, kitchen and dining area, two bedrooms, hallway, bathroom, outside parking stall and related fixtures and accessories, which unit is more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978 in Kennebec Registry of Deeds Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in Kennebec Registry of Deeds File No. E78259 and No. E78260 to which reference may be had for a more particular description; together with a one-fourth (1/4) equal and undivided portion of the limited common areas and a one-twentieth (1/20) equal and undivided portion of the common areas as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM & BY-LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in Kennebec Registry of Deeds Book 2262, Page 41, and also a one-twentieth (1/20) equal and undivided fee in a certain parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street; thence running S 28°42'18" E along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so called; thence running S 39°41'00" W along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of right-of-way; thence running N 27°27'59" W along said right-of-way and along Mitchell Street, so called, a private way 363.61 feet, more or less, to the southeasterly line of Drummond Avenue; thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

Colonial Village Apartments and the Unit conveyed herein are governed by the above referenced Declaration of Condominium and the By-Laws of Colonial Village Apartments Associates, which By-Laws are recorded in Kennebec Registry of Deeds Book 2164, Page 326, as amended by the FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM & BY-LAWS OF COLONIAL VILLAGE APARTMENTS

dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41, and SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM & BY-LAWS OF COLONIAL VILLAGE APARTMENTS dated June 12, 1987 and recorded in said Registry in Book 3177, Page 283.

Being the same premises conveyed to the herein grantors by warranty deed from Edmond J. Roy and Priscilla A. Roy dated March 15, 1988 and recorded in Kennebec Registry of Deeds Book 3318, Page 012.

WITNESS our hands and seals this 19th day of March, 1991.

Signed, Sealed and Delivered
in the presence of

Lester T. Jolovitz
T. Both

Philippe F. Hebert
Philippe F. Hebert

Patricia Hebert
Patricia Hebert

STATE OF MAINE
KENNEBEC, ss.

March 18, 1991

Personally appeared the above named Philippe F. Hebert and Patricia Hebert and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Lester T. Jolovitz
Lester T. Jolovitz
Notary Public

RECEIVED KENNEBEC SS.

1991 MAR 21 AM 9:00

ATTEST: Thorne Reed Mann
REGISTER OF DEEDS